

DC 843-05 Wilson, Richard  
SUB 49E

MSA-S-1829-4987

1/6/06 RAE  
Comments  
5/2/08  
JBL  
Comments

7

11/2/10

File.

originally

learned

DS

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

May 2, 2006

Steve Dodd  
Dorchester County Planning and Zoning Office  
P.O. Box 107  
Cambridge, Maryland 21613

**RE: DC 843-05 5456 Ragged Point Road  
Local Case # 49E**

Dear Mr. Dodd:

Thank you for providing information on the above referenced project. The site is 12.12 acres, and two lots including one 2.0 acre intrafamily transfer lot (Lot 5C) is proposed. A previously submitted plan included a note that Lot 5B was being reserved for agricultural use; this note is not included on the current plan therefore we will review both lots under subdivision regulations. I have reviewed the plan submitted, and have the following comments:

- 1) 15% afforestation must be provided, if applicable on both lots.
- 2) Please provide additional information regarding the soil types and vegetative cover for Lot 5C.
- 3) All existing features should be shown on the plan for both Lot 5B and Lot 5C. No driveway to the existing dwelling is shown on Lot 5C and the existing structures are not depicted on Lot 5B.
- 4) The letter from the Department of Natural Resources Heritage Division for identifies two habitat protection areas that must be identified on the plans.

Bald Eagle Nest: A bald eagles nest has been identified which requires the establishment of protection areas of ¼ mile radius around the nest tree. Within this area, three zones of protection must be established. Please refer to the Department of Natural Resources Heritage Division letter from Lori A. Byrne dated February 13, 2006 for habitat protection requirements.

Delmarva Fox Squirrel: The Delmarva Fox Squirrel is a state and federally listed endangered species and the parcel has been identified as a location in which the Delmarva Fox Squirrel is likely to inhabit. Protection for this species habitat must be provided. Please refer to the


Steve Dodd  
May 2, 2006  
Page 2

Department of Natural Resources Heritage Division letter from Lori A. Byrne dated February 13, 2006 for habitat protection requirements.

- 5) We recommend that plat note #13 refer not only to the intrafamily transfer provisions, but also to the specific family member receiving Lot 5C.
- 6) Please provide additional information regarding the environmental features of the site including soil types and vegetative cover for both parcels.

Thank you for the opportunity to provide comments on this proposed subdivision. Please provide revised plats when these comments have been addressed. If you would like to discuss these comments, please call me at 410-260-3481.

Sincerely,

A handwritten signature in black ink, appearing to read "JBLester", with a long horizontal flourish extending to the right.

Jennifer B. Lester  
Natural Resources Planner

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

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January 6, 2006

Mr. Steve Dodd  
Dorchester County Planning and Zoning Office  
P.O. Box 107  
Cambridge, Maryland 21613

RE: Richard Wilson Subdivision, # 49E

Dear Mr. Dodd: *Steve:*

Thank you for providing information on the referenced project. The site is 12.12 acres, and one 2.0 acre intrafamily transfer lot (Lot 5C) is proposed. The remaining lands (Lot 5B) are reserved for agricultural use. I have reviewed the plan submitted, and I have the following comments:

1. Please provide additional information regarding the environmental features of the site including soil types and vegetative cover.
2. All existing features should be shown on the plan. No driveway to the existing dwelling is shown.
3. 15% afforestation must be provided, if applicable.
4. Please provide a letter from the Department of Natural Resources Heritage Division regarding the presence of rare, threatened, and endangered species and other habitats. This information must be evaluated and addressed before the subdivision is approved.
5. We recommend that plat note #13 refer not only to the intrafamily transfer provisions, but also to the specific family member receiving Lot 5C.

Thank you for the opportunity to provide comments on this proposed subdivision. Please provide revised plats when these comments have been addressed. If you would like to discuss these comments, please call me at (410) 260-3479.

Sincerely;

*Regina A. Esslinger*  
Regina A. Esslinger, Chief

Project Evaluation Division

cc: DC843-05



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

February 13, 2006

Mr. Steve Dodd  
Dorchester County P&Z  
P.O. Box 107  
Cambridge, MD 21613

**RE: Environmental Review for Plan #49E, Richard Wilson et al., Route 343, Tax Map 18, Parcel 212, Lot 5B, Dorchester County, Maryland.**

Dear Mr. Dodd:

A bald eagle nest occurs on the project site. The bald eagle is listed as a threatened species by the state and the federal government and protection of endangered species habitat is required within the Critical Area. The approximate location of the eagle nest is indicated on the attached map. To protect bald eagle nest sites we use the following guidelines:

1. Establish a protection area of  $\frac{1}{4}$  mile radius around the nest tree. Within this area, establish three zones of protection: Zone 1 extends from the nest tree to a radius of 330 feet, Zone 2 extends from 330 feet to 660 feet in radius, and Zone 3 extends from 660 feet to  $\frac{1}{4}$  mile.
2. No land use changes, including development or timber harvesting, should occur in Zone 1.
3. Construction activities, including clearing, grading, building, etc., should not occur within Zones 1 and 2 and ideally no closer than 750 feet from the nest.
4. Selective timber harvesting may occur in Zone 2, but clearcutting should be avoided.
5. No construction or timber harvesting activities should occur within the  $\frac{1}{4}$  mile protection zone during the eagle nesting season, which is from December 15 through June 15.

These general guidelines are used by our biologists for bald eagle nest site protection. Specific protection measures depend on the site conditions, planned activities, nest history and other factors. For more specific technical assistance regarding your project relative to bald eagle protection contact the WHS.

The Delmarva fox squirrel, a state and federally listed endangered species, is also known to occur on or in the immediate vicinity of the property. Protection of endangered species habitat is required within the Critical Area. Delmarva fox squirrel habitat is generally characterized as forests with relatively mature trees, either hardwoods or loblolly pine, with a relatively sparse understory.

CC: Tim Marshall

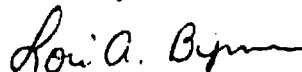
If your proposed activities do not occur within the forested areas on the property, then Delmarva fox squirrel habitat will not be impacted. However, if development in the forested areas or timber harvesting is being planned, the following should be considered:

1. As much contiguous forested acreage as possible should be retained.
2. If clearing is necessary, at least 25% of the suitable forested area should remain unaltered or a minimum of 10 acres whichever is greater.
3. This unaltered Delmarva fox squirrel habitat should be retained as a contiguous forested tract, not as small disjunct parcels.
4. Required forested buffers, such as buffers along streams or nontidal wetlands, should be expanded to at least 100 feet and preferably 300 feet in width.
5. Retention of mast producing trees such as oaks, hickories and beech is encouraged.

These general guidelines are used by our biologists for Delmarva fox squirrel habitat protection. For more specific technical assistance regarding your project relative to Delmarva fox squirrel protection contact the Wildlife and Heritage Service. The Delmarva fox squirrel is listed by the federal government as endangered and as such protection for this species comes under federal jurisdiction as well. Federal requirements may differ from ours. To avoid any violations of the federal Endangered Species Act during your project implementation we suggest you consult with Mary Ratnaswamy, U.S. Fish & Wildlife Service, 177 Admiral Cochrane Drive, Annapolis, MD 21401.

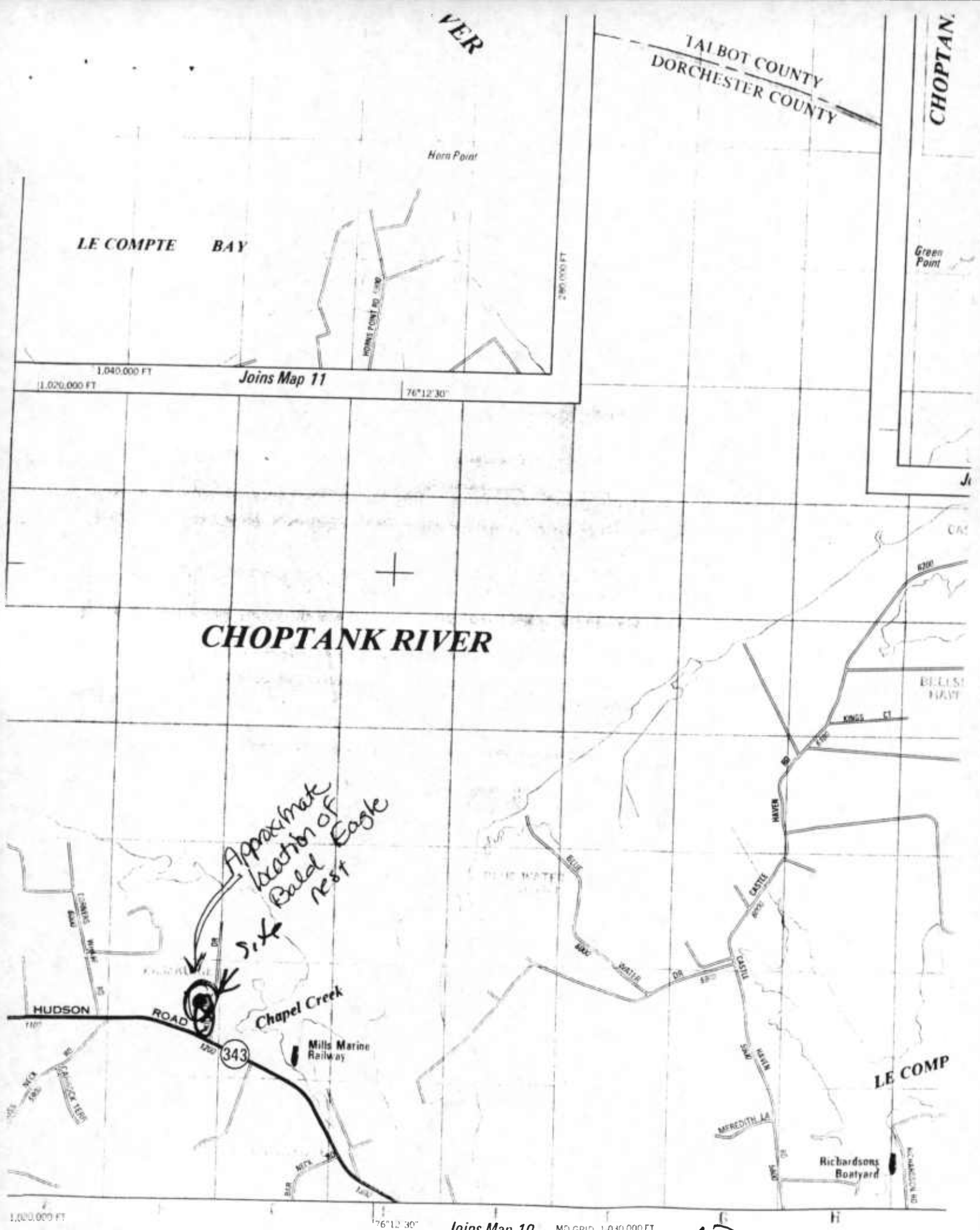
Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER #2005.2913.do  
cc: M. Ratnaswamy, USFWS  
R. Esslinger, CAC  
Attachment



Joins Map 10

MD GRID 1,030,000 FT

Dorchester ADC map 4



**Lester, Jennifer**

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**From:** Lester, Jennifer  
**Sent:** Tuesday, June 06, 2006 2:56 PM  
**To:** 'sdodd@docogonet.com'  
**Subject:** Richard Wilson Subdivision

Mr. Dodd,

This email is a follow up to our conversation concerning the above referenced subdivision. The applicant has resubmitted plans for our review for the third time. Unfortunately, none of the comments from our May 2, 2006 were addressed. These comments were exactly the same as the letters sent in response to the two previous submissions by the applicant. Please provide the applicant with another copy of our May 2, 2006 letter and inform him that we cannot approve the proposed subdivision until the issues raised in our May 2, 2006 letter are addressed. If you have any questions please contact me at the number below.

Jennifer Lester

Jennifer Lester  
Natural Resources Planner  
State of Maryland Critical Area Commission  
Chesapeake & Atlantic Coastal Bays  
410-260-3481 fax 410-974-5338

6/6/2006



LOT 2  
HOFFMAN LIMITED PARTNERSHIP  
P.L.C. 275/93  
PLAT - P.L.C. 15/81

#### SITE DATA

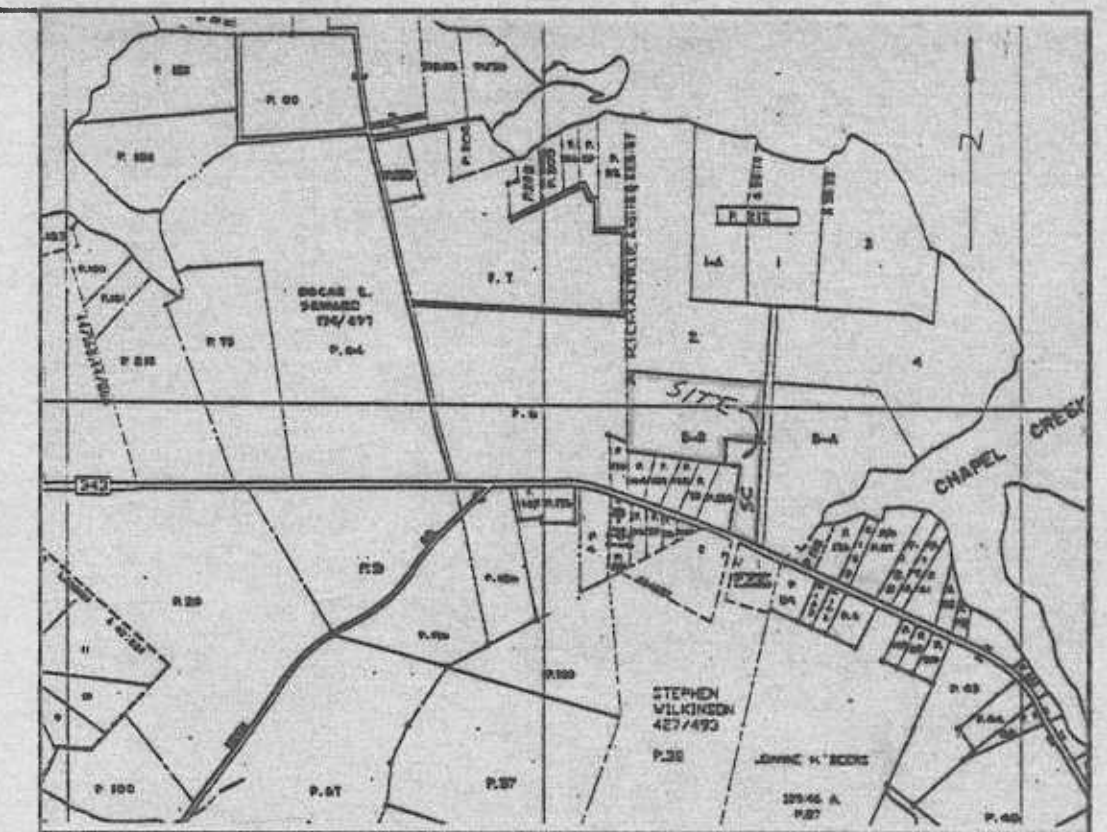
OWNER & DEVELOPER: RICHARD & JO ANN WILSON  
5456 RACED POINT ROAD  
CAMBRIDGE, MD. 21613-3521  
DEEDS: P.L.C. 234/489  
ZONING: RC  
TAX MAP: 18; PARCEL 212, BLOCK 9, LOT 5B  
AREA OF SITE: 12.12 ACRES ±  
WATER: INDIVIDUAL ON SITE WELL  
SEWAGE: INDIVIDUAL ON SITE SEPTIC SYSTEM  
SMALLEST LOT: 2.00 ACRES ±  
NUMBER OF LOTS: 2  
TAX ACCOUNT NO.: 8-176450  
ROAD CLASSIFICATION: MINOR COLLECTOR

LOT 5A  
EDWARD D. BRANNOCK  
M.L.B. 376/447  
PLAT - P.L.C. 34/27

IMPERVIOUS SURFACE FOR LOT 5C  
AREA OF LOT = 87,120 SQ.FT.  
HOUSE = 784 SQ.FT. IMPERV.  
SHED = 272 SQ.FT. IMPERV.  
TOTAL EXISTING IMPERVIOUS = 1,056 SQ.FT.  
TOTAL IMPERVIOUS = 13,068 SQ.FT. (15%)  
ALLOWED  
REMAINING IMPERVIOUS = 12,012 SQ.FT.  
ALLOWED

LOT 5C  
AREA = 2.00 ACRES ±

PARCEL A  
P/O LOT 1  
PLAT P.L.C. 34/27



VICINITY MAP  
(SCALE: 1" = 1,200')

#### GENERAL NOTES

1. THIS SUBDIVISION SHOWN HEREON LIES IN THE RC (RESOURCE CONSERVATION) DISTRICT OF THE CHESAPEAKE BAY CRITICAL AREA.
2. THE PROPERTY SHOWN HEREON LIES IN THE 100 YEAR FLOOD PLAIN AND THE BASE FLOOD ELEVATION IS 8.0'.
3. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED PROPERTY LINES EXCEPT AS SHOWN.
4. THIS SUBDIVISION IS EXEMPT FROM THE DORCHESTER COUNTY STORMWATER MANAGEMENT ORDINANCE UNDER SECTION 134-4(C).
5. THERE ARE NO UNDERGROUND UTILITIES OR RIGHTS-OF-WAY ON OR OVER THE PROPERTY SHOWN HEREON BASED ON AVAILABLE DATA.
6. THE COMPREHENSIVE WATER AND SEWER DESIGNATION FOR THIS AREA IS NO PLANNED SERVICE AT THIS TIME.
7. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF THE DORCHESTER COUNTY FOREST CONSERVATION PROGRAM UNDER SECTION 140-59 A.
8. THERE ARE NO INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY SHOWN HEREON.
9. THERE ARE NO VISIBLE BURIAL SITES LOCATED ON THE PROPERTY AND ACCORDING TO AVAILABLE DATA EXCEPT AS SHOWN.
10. THERE IS A DEVELOPMENT RIGHT BEING TRANSFERRED WITH LOT 5C SHOWN HEREON.
11. THIS SUBDIVISION IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST, OR CLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
12. EACH LOT IS LIMITED TO 15% IMPERVIOUS SERVICE.
13. LOTS 5C SHOWN HEREON IS BEING CREATED PURSUANT TO SECTION 140-54 (INTRAFAMILY TRANSFER) OF THE DORCHESTER COUNTY SUBDIVISION REGULATIONS. A LOT CREATED BY AN INTRAFAMILY TRANSFER MAY NOT BE SUBSEQUENTLY CONVEYED TO ANY PERSON OTHER THAN A MEMBER OF THE OWNER'S IMMEDIATE FAMILY, UNLESS: A) THE LOT WAS CREATED AS PART OF AN INTRAFAMILY TRANSFER AND NOT WITH THE INTENT OF SUBDIVIDING THE ORIGINAL PARCEL OF LAND FOR PURPOSES OF ULTIMATE COMMERCIAL SALE; OR B) CIRCUMSTANCES HAVE OCCURRED SINCE THE ORIGINAL TRANSFER WAS MADE THAT ARE CONSISTENT WITH THE CRITICAL AREA CRITERIA AND WARRANT AN EXCEPTION. ANY DEED FOR A LOT THAT IS CREATED BY AN INTRAFAMILY TRANSFER SHALL CONTAIN A COVENANT STATING THAT THE LOT IS CREATED SUBJECT TO THE PROVISIONS OF CHAPTER 140-54, DORCHESTER COUNTY CODE.
14. THERE ARE NO NONTIDAL WETLANDS ON LOT 5C ACCORDING TO AVAILABLE DATA AND FIELD OBSERVATIONS.
15. LOT WIDTH VARIANCE ALONG MARYLAND ROUTE 343 WAS GRANTED APPROVAL BY THE BOARD OF ZONING APPEALS UNDER CASE# 678.

#### PLAT SHOWING SUBDIVISION

OF PROPERTY BELONGING TO

**RICHARD & JO ANN WILSON**

LOCATED IN

No. 8 or NECK ELECTION DISTRICT  
DORCHESTER COUNTY, MARYLAND

#### WARNING

ANY DEVELOPMENT OR IMPROVEMENT OF ANY LOTS ON THIS PLAT MAY REQUIRE FEDERAL NONTIDAL WETLAND PERMITS FROM THE ARMY CORPS OF ENGINEERS. ANY WETLAND DELINEATION ON THIS PLAT MAY NOT COMPLY WITH FEDERAL REGULATIONS.

PLANNING & ZONING PLAT NO. 49E

APPROVED: DORCHESTER COUNTY HIGHWAY DEPARTMENT  
(WITHOUT COMMITMENT TO ACCEPT PLATTED  
PRIVATE RIGHT-OF-WAY)

BY: \_\_\_\_\_  
DATE

APPROVED: DORCHESTER COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_  
DATE

APPROVED: MARYLAND STATE HIGHWAY ADMINISTRATION

BY: \_\_\_\_\_  
DATE

#### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I THE OWNER OF THE PROPERTY SHOWN  
HEREON AGREE TO AND HEREBY ADOPT THIS PLAN OF SUBDIVISION  
AS SHOWN.

RICHARD WILSON	DATE
JO ANN WILSON	DATE

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT TO THE BEST OF MY  
KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A PLAN OF THE  
LAND CONVEYED TO RICHARD & JO ANN WILSON (SEE DEED P.L.C. 234 FOLIO 489),  
THAT MARKERS HAVE BEEN PLACED AS INDICATED AND THAT THE ANNOTATED CODE  
OF MARYLAND HAS BEEN COMPLIED WITH.

TIMOTHY J. MARSHALL - MD R.P.L.S. NO. 555

DATE

RECEIVED

MAY 22 2006

CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

**TIM MARSHALL & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS

2114 HORN POINT ROAD  
CAMBRIDGE, MD 21613

PHONE (410) 228-1919  
FAX (410) 228-2374

DATE: 12-05-05  
SCALE: 1" = 100'

DRAWN BY: D.K.L.  
CHECKED BY: T.J.M.

JOB NO. 904269  
PLAT NO. W04269

DORCHESTER COUNTY APPROVING AUTHORITY

DATE

LOT NO. 5C OF THE PLAT SHOWN HEREON IS HEREBY APPROVED FOR INDIVIDUAL  
SEWAGE AND WATER SYSTEMS IN ACCORDANCE WITH MARYLAND DEPARTMENT OF  
THE ENVIRONMENT C.O.M.A.R. 26.04.02 AND LOT NO. 5B IS HEREBY APPROVED  
FOR AN INTERIM INDIVIDUAL SEWAGE SYSTEM WHICH IS RESTRICTED TO A  
BERMED INFILTRATION POND AND AN INTERIM INDIVIDUAL WATER SYSTEM. THE  
WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER. THE  
EXISTING ON SITE SEWAGE SYSTEM FOR THE RESIDUE DOES NOT MEET  
CURRENT STANDARDS IN C.O.M.A.R. 26.04.02. ANY FORSEEABLE INCREASE IN  
SEWAGE FLOW WILL REQUIRE THAT THE SYSTEM BE REPLACED WITH A SYSTEM  
MEETING CURRENT MINIMUM STANDARDS.



LOT 2  
HOFFMAN LIMITED PARTNERSHIP  
P.L.C. 275/93  
PLAT - P.L.C. 15/81

REVISED LOT 5B  
NEW AREA = 10.12 ACRES ±

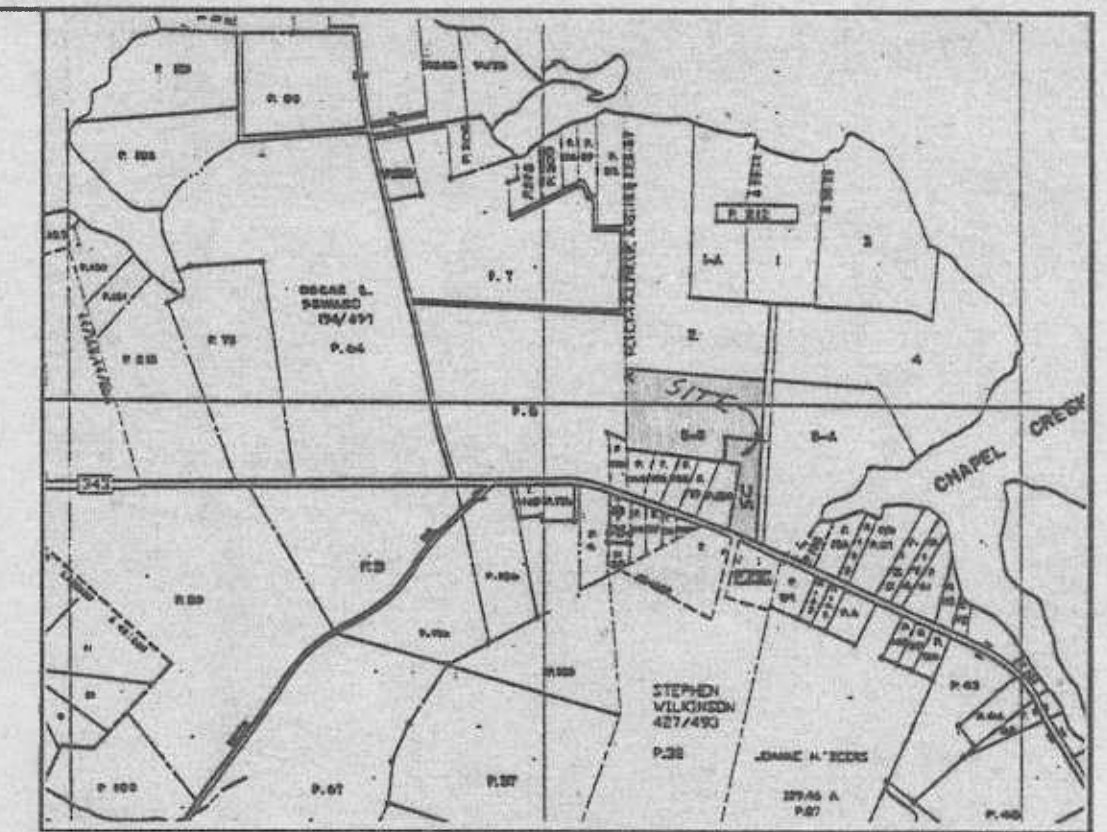
SITE DATA  
OWNER & DEVELOPER: RICHARD & JO ANN WILSON  
5456 RAGGED POINT ROAD  
CAMBRIDGE, MD. 21613-3521  
DEEDS: P.L.C. 234/489  
ZONING: RC  
TAX MAP: 18; PARCEL 212, BLOCK 9, LOT 5B  
AREA OF SITE: 12.12 ACRES ±  
WATER: INDIVIDUAL ON SITE WELL  
SEWAGE: INDIVIDUAL ON SITE SEPTIC SYSTEM  
SMALLEST LOT: 2.00 ACRES ±  
NUMBER OF LOTS: 1  
TAX ACCOUNT NO.: 8-176450  
ROAD CLASSIFICATION: MINOR COLLECTOR

LOT 5A  
EDWARD D. BRANNOCK  
M.L.B. 376/447  
PLAT - P.L.C. 34/27

IMPERVIOUS SURFACE FOR LOT 5C  
AREA OF LOT = 87,120 SQ.FT.  
HOUSE = 784 SQ.FT. IMPERV.  
SHED = 272 SQ.FT. IMPERV.  
TOTAL EXISTING = 1,056 SQ.FT.  
IMPERVIOUS = 13,068 SQ.FT. (15%)  
TOTAL IMPERVIOUS ALLOWED = 12,012 SQ.FT.  
REMAINING IMPERVIOUS = 12,012 SQ.FT.

LOT 5C  
AREA = 2.00 ACRES ±

PARCEL A  
P/O LOT 1  
PLAT P.L.C. 34/27



VICINITY MAP

### GENERAL NOTES

1. THIS SUBDIVISION SHOWN HEREON LIES IN THE RC (RESOURCE CONSERVATION) DISTRICT OF THE CHESAPEAKE BAY CRITICAL AREA.
2. THE PROPERTY SHOWN HEREON LIES IN THE 100 YEAR FLOOD PLAIN AND THE BASE FLOOD ELEVATION IS 6.0'.
3. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED PROPERTY LINES EXCEPT AS SHOWN.
4. THIS SUBDIVISION IS EXEMPT FROM THE DORCHESTER COUNTY STORMWATER MANAGEMENT ORDINANCE UNDER SECTION 134-4(C).
5. THERE ARE NO UNDERGROUND UTILITIES OR RIGHTS-OF-WAY ON OR OVER THE PROPERTY SHOWN HEREON BASED ON AVAILABLE DATA.
6. THE COMPREHENSIVE WATER AND SEWER DESIGNATION FOR THIS AREA IS NO PLANNED SERVICE AT THIS TIME.
7. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF THE DORCHESTER COUNTY FOREST CONSERVATION PROGRAM UNDER SECTION 140-59 A.
8. THERE ARE NO INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY SHOWN HEREON.
9. THERE ARE NO VISIBLE DURAL SITES LOCATED ON THE PROPERTY AND ACCORDING TO AVAILABLE DATA EXCEPT AS SHOWN.
10. THERE IS 1 DEVELOPMENT RIGHT BEING TRANSFERRED WITH LOT 5C SHOWN HEREON.
11. THIS SUBDIVISION IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST, OR CLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
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13. LOTS 5C SHOWN HEREON IS BEING CREATED PURSUANT TO SECTION 140-54 (INTRAFAMILY TRANSFER) OF THE DORCHESTER COUNTY SUBDIVISION REGULATIONS. A LOT CREATED BY AN INTRAFAMILY TRANSFER MAY NOT BE SUBSEQUENTLY CONVEYED TO ANY PERSON OTHER THAN A MEMBER OF THE OWNER'S IMMEDIATE FAMILY, UNLESS: A) THE LOT WAS CREATED AS PART OF AN INTRAFAMILY TRANSFER AND NOT WITH THE INTENT OF SUBDIVIDING THE ORIGINAL PARCEL OF LAND FOR PURPOSES OF ULTIMATE COMMERCIAL SALE; OR B) CIRCUMSTANCES HAVE OCCURRED SINCE THE ORIGINAL TRANSFER WAS MADE THAT ARE CONSISTENT WITH THE CRITICAL AREA CRITERIA AND WARRANT AN EXCEPTION. ANY DEED FOR A LOT THAT IS CREATED BY AN INTRAFAMILY TRANSFER SHALL CONTAIN A COVENANT STATING THAT THE LOT IS CREATED SUBJECT TO THE PROVISIONS OF CHAPTER 140-54, DORCHESTER COUNTY CODE.
14. THERE ARE NO NONTIDAL WETLANDS ON LOT 5C ACCORDING TO AVAILABLE DATA AND FIELD OBSERVATIONS.
15. LOT WIDTH VARIANCE ALONG MARYLAND ROUTE 343 WAS GRANTED APPROVAL BY THE BOARD OF ZONING APPEALS UNDER CASE# 676.

### WARNING

ANY DEVELOPMENT OR IMPROVEMENT OF ANY LOTS ON THIS PLAT MAY REQUIRE FEDERAL NONTIDAL WETLAND PERMITS FROM THE ARMY CORPS OF ENGINEERS. ANY WETLAND DELINEATION ON THIS PLAT MAY NOT COMPLY WITH FEDERAL REGULATIONS.

APPROVED: DORCHESTER COUNTY HIGHWAY DEPARTMENT  
(WITHOUT COMMITMENT TO ACCEPT PLATTED PRIVATE RIGHT-OF-WAY)

BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: DORCHESTER COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND/OR SEWAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THIS/THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEMS WHEN THE COMMUNITY SYSTEMS BECOME AVAILABLE. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER.

DORCHESTER COUNTY APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: MARYLAND STATE HIGHWAY ADMINISTRATION

BY: \_\_\_\_\_ DATE \_\_\_\_\_

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I THE OWNER OF THE PROPERTY SHOWN HEREON AGREE TO AND HEREBY ADOPT THIS PLAN OF SUBDIVISION AS SHOWN.

RICHARD WILSON

DATE \_\_\_\_\_

JO ANN WILSON

DATE \_\_\_\_\_

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A PLAN OF THE LAND CONVEYED TO RICHARD & JO ANN WILSON (SEE DEED P.L.C. 234 FOLIO 489), THAT MARKERS HAVE BEEN PLACED AS INDICATED AND THAT THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH.

TIMOTHY J. MARSHALL - MD R.P.L.S. NO. 555

DATE \_\_\_\_\_

### PLAT SHOWING SUBDIVISION

OF PROPERTY BELONGING TO

**RICHARD & JO ANN WILSON**

LOCATED IN

No. 8 or NECK ELECTION DISTRICT  
DORCHESTER COUNTY, MARYLAND

RECEIVED

APR 24 2006

CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

PLANNING & ZONING PLAT NO. 49E

**TIM MARSHALL & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS

2114 HORN POINT ROAD  
CAMBRIDGE, MD 21613

PHONE (410) 228-1919  
FAX (410) 228-2374

DATE: 12-05-05

DRAWN BY: D.K.L.

JOB NO. 904269

SCALE: 1" = 100'

CHECKED BY: T.J.M.

PLAT NO. 704269